

Nomination and Election Flier posted 5/14/2024

These fliers were posted in both elevators, on each floor at the elevator, and in the "Community Bulletin Board". Margo controls access to the CBB.

This document is intended to:

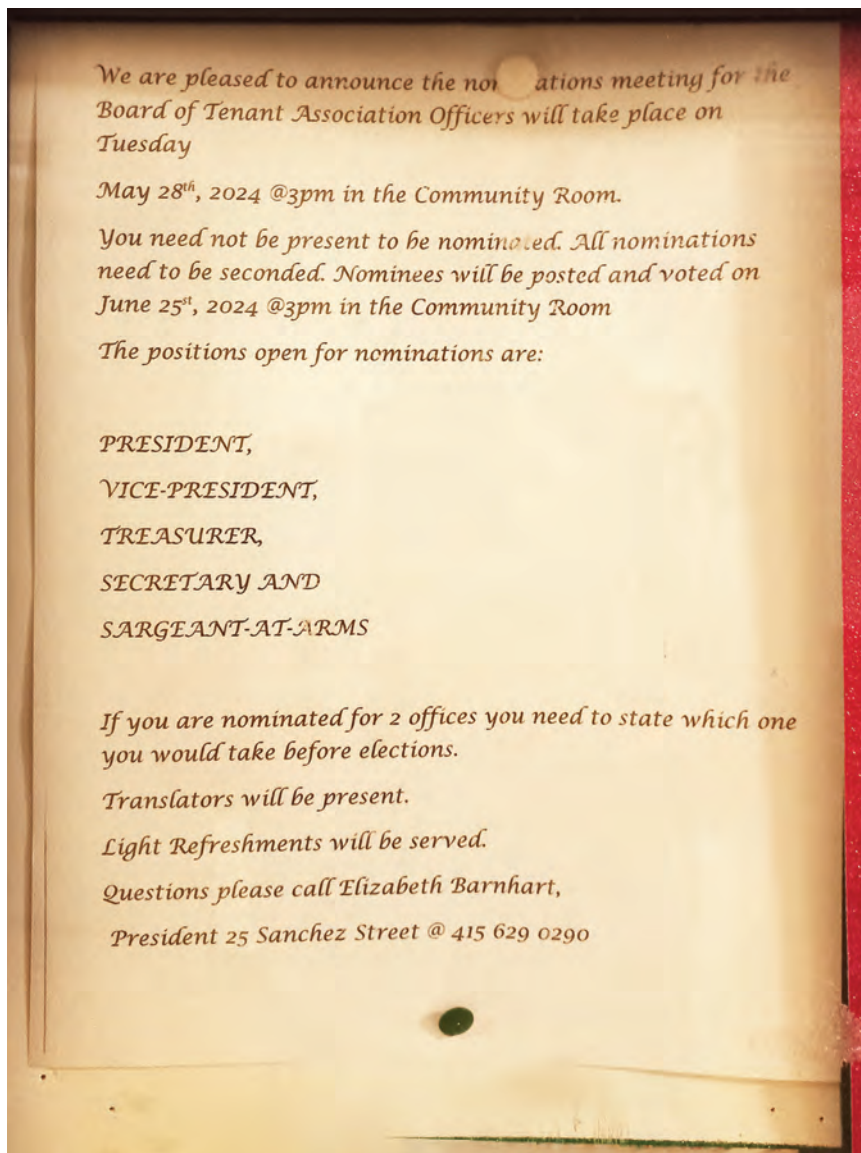
- Provide fact checking on actions, claims, and allegations surrounding the May Nomination meeting and the June Election meeting called by Margo McNulty, not the Board, and;
- Misrepresenting Elizabeth Barnhart [aka Leesa Bernhardt, Legal Moderators Inc] as a qualified and legitimate independent third party.
- Provide transparency of elected officials

This document was created to share public information as related to the irregularities of the nomination and election process administered by Margaret "Margo" McNulty and hopefully spark a call to action by all the Residents of 1760 Bush, not a suggestion of criminal behavior. That is the job for a legal expert.

The Residents of 1760 Bush should make decisions about their money, not just one president of the board.

Nomination and Election Flier posted 5/14/2024

These fliers were posted in both elevators, on each floor at the elevator, and in the "Community Bulletin Board". Margo controls access to the CBB.



Irregularities which invalidate flier:

No Date on flier

No Board Officer signed on.

No Indication this is from any TA Board

Timeline:

Date posted is 5-14-2024

"Nominations" 5-28-2024

Notice provided is only 14 days

The Law states "(at least 30 days) for nomination and election"

No description of:

- Procedures
- Eligibility Requirements
- Role Requirements
- Term of Service

Elizabeth Barnhart is listed as the contact for questions. She nor the group she represents is not identified in any way as an Independent Party.

"All voting members of the resident community must be given sufficient notice (at least 30 days) for nomination and election. The notice should include a description of election procedures, eligibility requirements, and dates of nominations and elections."

[https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-964/subpart-B/section-964.130#p-964.130\(a\)\(5\)](https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-964/subpart-B/section-964.130#p-964.130(a)(5))

Margo claims she "inherited" Bylaws that allow her to give less than 30 days notice. When Angel challenged her citing The Brown Act and the Sunshine Clause, she became dismissive and began a denial & deflection campaign and continues to refuse to acknowledge 24CFR, The Brown Act, or the Sunshine Act.

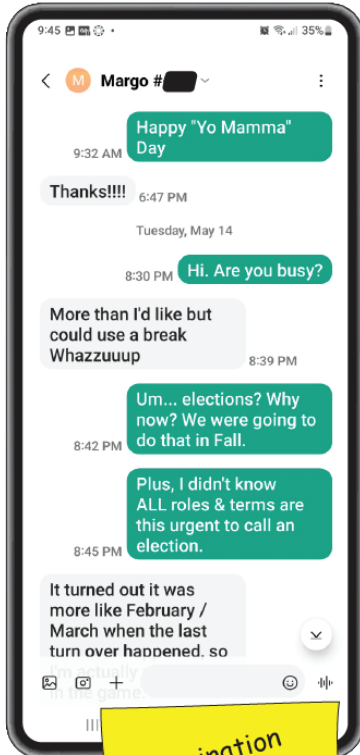
Here is what happened:

Legally required
30 day notice ignored

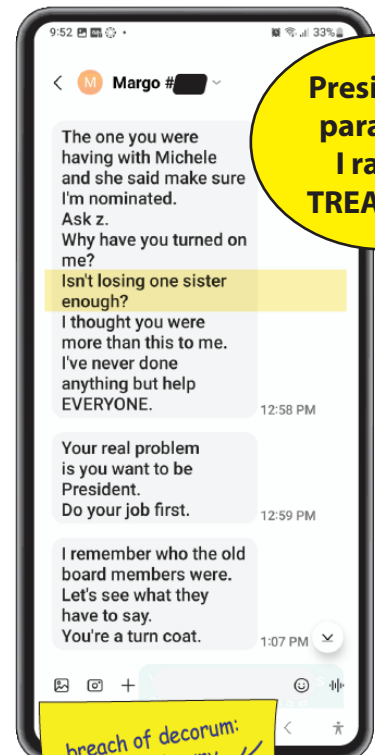
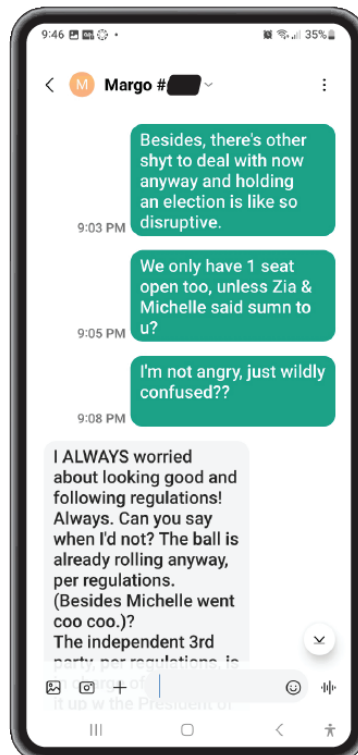
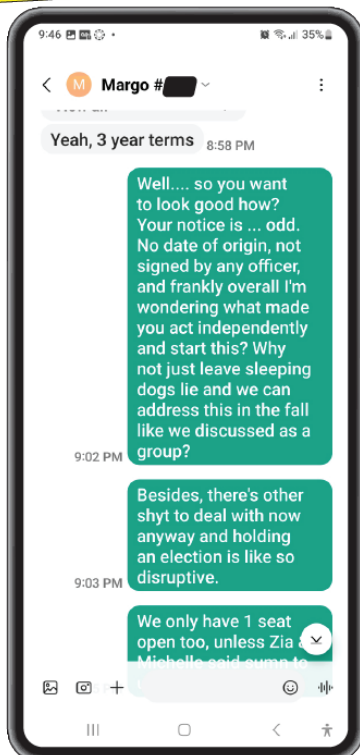
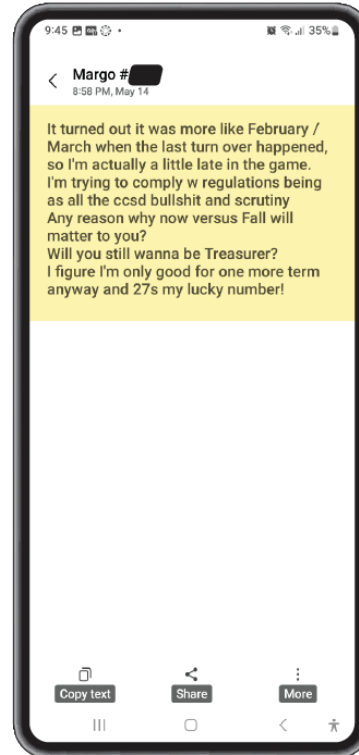
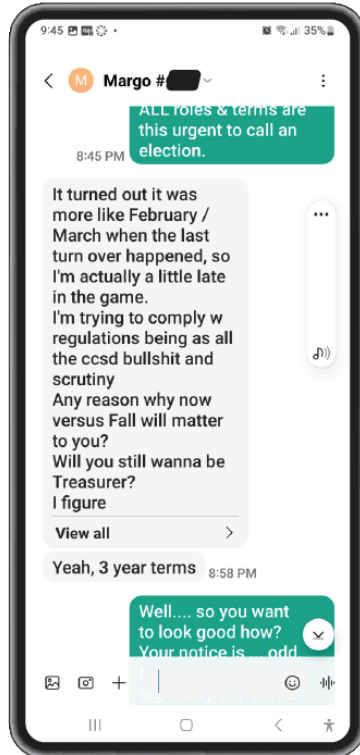
then you had to drag
my dead sister into this.

§ 964.420 Resident board member may be elected.

- (a) **General.** Residents directly assisted by a public housing agency may elect a resident board member if provided for in the public housing agency plan, adopted in accordance with 24 CFR part 903.
- (b) **Notice to residents.** The public housing agency must provide residents with at least 30 days advance notice for nominations and elections. The notice should include a description of the election procedures, eligibility requirements, and dates of nominations and elections. Any election procedures devised by the public housing agency must facilitate fair elections.



Nomination
& Election
flier posted



President is
paranoid?
I ran for
TREASURER

breach of decorum:
- Dragging my
dead sister? -
more gaslighting

Eligible resident. An eligible resident is a person:

(1) Who is directly assisted by a public housing agency;

(2) Whose name appears on the lease; and

(3) Is eighteen years of age or older.

Governing board. Governing board means the board of directors or similar governing body of a public housing agency.

Resident board member. A resident board member is a member of the governing board who is directly assisted by that public housing agency.

§ 964.415 Resident board members.

(a) *General.* Except as provided in §§ 964.405(b) and 964.425, the membership of the governing board of each public housing agency must contain not less than one eligible resident board member.

(b) *Resident board member no longer directly assisted.* (1) A resident board member who ceases to be directly assisted by the public housing agency is no longer an “eligible resident” as defined in § 964.410.

(2) Such a board member may be removed from the PHA board for that cause, where such action is permitted under State or local law.

(3) Alternatively, the board member may be allowed to complete his/her current term as a member of the governing board. However, the board member may not be re-appointed (or re-elected) to the governing board for purposes of serving as the statutorily required resident board member.

(c) *Minimum qualifications for board membership.* Any generally applicable qualifications for board membership also apply to residents, unless the application of the requirements would result in the governing board not containing at least one eligible resident as a member. Further, PHAs and localities may not establish eligibility requirements for board membership that are solely applicable to residents.

§ 964.420 Resident board member may be elected.

(a) *General.* Residents directly assisted by a public housing agency may elect a resident board member if provided for in the public housing agency

plan, adopted in accordance with 24 CFR part 903.

(b) *Notice to residents.* The public housing agency must provide residents with at least 30 days advance notice for nominations and elections. The notice should include a description of the election procedures, eligibility requirements, and dates of nominations and elections. Any election procedures devised by the public housing agency must facilitate fair elections.

§ 964.425 Small public housing agencies.

(a) *General.* The requirements of this subpart do not apply to any public housing agency that:

(1) Has less than 300 public housing units (or has no public housing units);

(2) Has provided reasonable notice to the resident advisory board of the opportunity for residents to serve on the governing board;

(3) Has not been notified of the intention of any resident to participate on the governing board within a reasonable time (which shall not be less than 30 days) of the resident advisory board receiving the notice described in paragraph (a)(3) of this section; and

(4) Repeats the requirements of paragraphs (a)(2) and (a)(3) of this section at least once every year.

(b) *Public housing agencies that only administer Section 8 assistance.* A public housing agency that has no public housing units, but administers Section 8 tenant-based assistance, is eligible for the exception described in paragraph (a) of this section, regardless of the number of Section 8 vouchers it administers.

(c) *Failure to meet requirements for exception.* A public housing agency that is otherwise eligible for the exception described in paragraphs (a) and (b) of this section, but does not meet the three conditions described in paragraphs (a)(2) through (a)(4) of this section, must comply with the requirements of this subpart.

§ 964.430 Nondiscrimination.

(a) *Membership status*—(1) *General.* A resident board member is a full member of the governing board.

(2) *Resident participation must include matters regarding Federal public housing*

PRE-NOMINATION NEWSLETTER UPDATE posted 5/28/2024

These fliers were posted in the "Community Bulletin Board" that Margo controls access to the CBB. This copy was taped to Angel's apartment door.

NEWSLETTER UPDATE: TA Board Nominations Day, Tuesday May 28, 2024

I believe in JUSTICE. If any one feels that their rights are being violated by not getting enough notice that NOMINATIONS would be happening today-Notify me right away.

There has been a misdirected complaint by a member of the (out- going) Board. This person is glued to the fact that you are being denied your rights because you had 28 days notice and not the full 30 days. [The purpose of having 30 days notice is so people see the notices, I believe you have been informed& have all seen the notices for many days.

We held an **Emergency Board Meeting** about this discrepancy and it was decided that we would go forward in cooperation: together with the Independent Team's efforts, time planning, the translators scheduling, and in consideration of the Holiday weekend interference, all made us decide 28 days notice was reasonable.

AFTER that unanimous decision, that same Board member has now turned again and is threatening me with 6 law suits, saying I am breaking FEDERAL LAW because you have the right to 30 days notice; even though our bylaws state a 15 day requirement. (FYI: I saw in the minutes from Before I took office, Cynthia Morris, God-Bless-Her-Soul, and her administration took a vote where it was decided people here had a tendency to forget with 30 days notice and no one would come to her meetings. To build attendance they voted to change the bylaws from 30 days notice needed for postings to 15 to 30 days required rule, which I just inherited when handed down). Still not happy, he said he'd sue.

So, I went to HUD, and described my dilemma, and got the green light to go ahead. We will be having Nominations today @3pm with your blessing after the Birthday party scheduled at 2pm. (Happy Birthday James!)

This Board Member has not taken the defeat lightly; so I'm not sure what will happen today to be destructive. I wanted you to be aware that the plan is to embarrass me- in front of all of YOU. He's probably bringing CCSD to do that but they are the ones who should be embarrassed. Especially due to the way they handled their eternal affairs, after turning me into a Whistle-Blower.

I tried to guide them out of mismanagement by taking the leadership as President of CCSD; but the damages from previous years went too deep. I should have seen the obvious red flags, in retrospect: their last President quit after 3 months-same complaints- and before that the internal fighting went on through each meeting for almost 2 years, ending up in court. I brazenly thought I could fix them.

Ever since the death of Beverly Saba (who many of us knew and loved) things have been broken over there. Now they are slandering my efforts to help the Senior/ Disabled. I've

Irregularities with governance:

- Michelle & Angel contacted Margo on 5-14 via text regarding the posted notice.
- She dragged my dead sister into the mix.
- She signals her desire to oust Angel
- Angel tried many times to work with Margo
- Disregards Brown Act, Sunshine Act again

FALSE: Ask Michelle #518
Michelle or Angel would never agree to violate your rights 24 CFR 964.420[b]

FALSE: Angel or Michelle have NOT sued MM
Ask Margo who she is suing these days

Inheriting bad bylaws DOES NOT PROVIDE any relief from the rule of law. No law superceeds Federal law. [U.S. Constitution, Article VI]

FALSE: There is no way Congress changed 24CFR964.420[b] to accomodate one TA

Rather than just simply reschedule the nominations for a full 30 days notice, Margo took this course of action, not Angel.

CCSD cited 22 Causes for Recall which ocured under her interm presidency.

2012: New HUD/RAD laws for TAs were enacted
2020: HUD
Independent from our personal feelings, Congress passed the HUD/RAD program in as per 24 CFR 945 & 245 (2024)

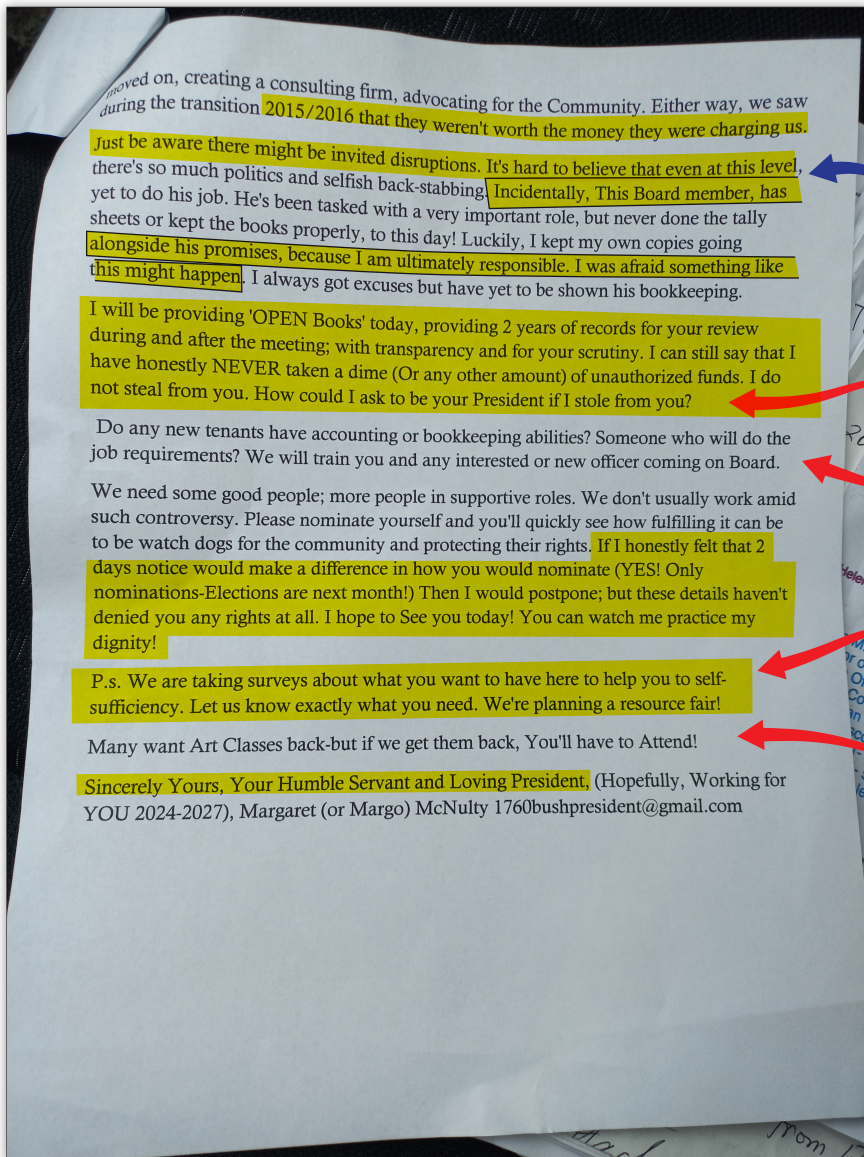
"All voting members of the resident community must be given sufficient notice (at least 30 days) for nomination and election. The notice should include a description of election procedures, eligibility requirements, and dates of nominations and elections."

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Margo claims she "inherited" Bylaws that allow her to give less than 30 days notice. Angel cited The Brown Act, she became dismissive & refuses to acknowledge 24CFR, The Brown Act, or the Sunshine Act which all call for a 30-day notice for public meetings.

PRE-NOMINATION NEWSLETTER UPDATE posted 5/28/2024

Newsletter was posted in the "Community Bulletin Board". Margo controls access to the CBB.



Irregularities with governance:

- The 2016 Exit happened * Years ago. Time to vote on CCSD.

- She means Angel.
- Bank statements & Checks are under Margo's control. Ask Robert #515

STILL WAITING: No meeting ever happened
No Budget Margo's Phone + ??? PAID by TA
No Tenant approval over \$100
Conducts Business WITHOUT Full Board

AGAIN: Ongoing disregard and disrespect for
The Brown Act & YOUR Rights

FALSE: Brown Act is ALL Public Meetings.
30 Days notice is the law. Margo gets no relief.
No "Resource Fair" happened
Margo plans events without input from Tenants

FALSE: Mercy canceled Art Classes because
Nobody Attended and the cost is \$400/month

The checking account is in Margo's name. She is the only one with access.

She controls who is on as a second signer. As of May 28, 2024, **Secretary #409 and Margo are signers**
Margo has not shared any bank statements, ledger, or produced a budget for 2024, 2023, or any year during her last 12 years.

Margo holds the TA checks but never shares information about expenses with Tenants beyond posting the checking account statement and copies of checks.

The Tenants are NOT part of whatever budget process Margo is using.



Angel inTheBayArea <angelrittenburg@gmail.com>

update at 1760 Bush

4 messages

Angel inTheBayArea <angelrittenburg@gmail.com>
 To: "Hale, Helen (MYR)" <helen.hale@sfgov.org>

Thu, Jun 27, 2024 at 4:25 PM

Greetings Ms Hale

Its been awhile since I sent an update, but I have been pretty busy with the antics of Ms. McNulty. Thankfully, it happened after finals so i was able to stay ontop of them.

The biggest challenge I have is communication. Most people in this building dont want to be involved but are at the same time rant about how "someone should do something".

After attending a HUD Budget Review meeting, I sent a survey to the Residents and got alot of good feedback, but too many are still apathetic. What I did learn from the results is no body that responded has a copy of the bylaws or are aware the TA exists, and the few willing to speak out said tenants are excluded from Board meetings.

A group of 3 tenants organized and started this: wtpo1760.github.io/wtp
 this is still "in development" as the group wanted to wait until after the election-themed meeting Ms McNulty had on the 25th.

Since you and your office are in Ms McNulty's sights, I wanted to ensure you were aware of this BEFORE it goes public. Please, let me know if something needs correction or changing regarding Ms McNulty and yourself. As you know, it can be difficult to be "in it" and see the details, so I would like to ensure that my info is correct - especially when it involves other people's reputations.

Ms McNulty has made some claims that frankly I don't know how to fact check Ms McNulty's statements & claims about her RCA program, support from you, being funded by HUD and SFHA on this page [not yet linked in the site] but you should look at it: <https://wtpo1760.github.io/wtp/MMMdearTenant01.html>

This [particular page](#) is a log of messages sent from my personal cel phone and the cel phone paid for by the Tenant's Association between Treasurer Me and President Margo about her Nomination and Election meeting. I tried to "reel her in" but it really backfired.

Thank you for your time, if you have any comments, please feel free to let me know.

Angel

--

[angel rittenburg • 510.938.4913](tel:510.938.4913)

Hale, Helen (MYR) <helen.hale@sfgov.org>
 To: Angel inTheBayArea <angelrittenburg@gmail.com>

Fri, Jun 28, 2024 at 8:01 AM

Thanks for sharing, Angel. Your web page is helpful, clear and correct. Margaret's update is not accurate. Please note I am not the appointed Director of the Mayor's office of Housing and Community Development (see Title below). As I have shared I do not have oversight over TA, but can help them follow HUD guidance and provide support to find resources. I (and I don't think the Officers) would say CCSD is perfect, but they are really trying, are responsive, and want all TAs to be functional well. They know the rules and regulations. Unfortunately, there is a power struggle going on between Margaret and CCSD.

The truth is that everyone at 1760 Bush (and all former public Housing residents) live in rental housing. Given that you don't own the building, it is in your best interest to work with your landlord (through their property manager) to respond to your needs (maintenance etc...). That doesn't mean that they have to do everything specific thing you as residents ask for as most things cost money and the building operations may not have enough funds. But the landlord is in compliance

wtpo1760.github.io/wtp/

(unless there is outstanding maintenance issue) with federal state and local regulations. As an example, HUD, the State and SF would consider 1760 Bush secure currently. You have locked doors and gates. Margaret is implying that you need security on site for it to be secure. Would it potentially make it more secure, maybe, but there is nothing in your lease or regulations stating you have to have security.

I have heard that she was reelected to be present of the 1760 Bush property. Is that true?

Helen

Helen M. Hale
Director of Housing Services
Mayor's Office of Housing and Community Development
City and County of San Francisco
[1 South Van Ness Avenue - 5th Floor](#)
San Francisco, Ca. 94103
ph. (415) 701- 5566
fx. (415) 701- 5502
email: helen.hale@sfgov.org

This email may contain privileged or confidential information. If you are not the intended recipient, please reply to this email to inform me of your receipt and then destroy all copies. Thanks.

From: Angel inTheBayArea <angelrittenburg@gmail.com>
Sent: Thursday, June 27, 2024 4:26 PM
To: Hale, Helen (MYR) <helen.hale@sfgov.org>
Subject: update at 1760 Bush

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[Quoted text hidden]

Angel inTheBayArea <angelrittenburg@gmail.com>
To: "Hale, Helen (MYR)" <helen.hale@sfgov.org>

Fri, Jun 28, 2024 at 10:07 AM

Ms Hale

hank you for the replies!! Your information is super helpful as the Residents deserve the truth.

I am on my way to meet with Residents who attended the election-themed meeting Ms McNulty held after a Community meeting called by John Stewart to introduce our new Assistant Property Manager Romero [?].

All I know now is that Ms McNulty was the only officer in attendance, no proctor, Ms McNulty collected, and counted the ballots before she put them in the Ballot Box the TA purchased at some point before "leaving" CCSD.

I will send an update later this afternoon.

Angel Rittenburg
[Quoted text hidden]

NOTES from the May 28 1760TA Meeting taken on Behalf of the Residents by Angel Rittenburg, Treasurer

- Margo is the Scribe? NOT PROCTOR'S SCRIBE!! CONFLICT – Angel took notes after recognizing Margo was Scribe
 - NO Printed copies of any Bylaws for Attendees
 - Margo was the only one in the room with the Bylaws until ...
 - Angel presented a copy Margo had delivered in a previous meeting to verify the single copy in the room
 - NO AGENDA posted, printed, or made available to:
 - Residents in Attendance, Officers Michelle, Zia, or Angel.
 - Bylaws DISPLAYED IN A LOCKED CABINET
 - Partially obscured by the notices on the window and
 - The document tucked behind the frame of the window.
 - Cabinet is outside of the Community Room in the Lobby.
 - NO QUALIFICATION STATEMENT BY PROCTOR
 - Did not introduce herself nor Mr Giron in any manner that would suggest they are qualified to Proctor both HUD Nomination & Election Meetings.
 - ADMITTED that she had already met “some of the tenants”
 - NO QUALIFICATIONS FOR OFFICER ANNOUNCED or QUESTION & ANSWERS of any kind TO FORMALIZE EVERYONE'S UNDERSTANDING
 - MARGO SELF-NOMINATES IMMEDIATELY AFTER PROCTOR ANNOUNCES “NOMINATIONS OPEN”
 - Is this a valid action? – Robert's Rules that EVERY Non Profit operates under
 - Challenge to Bylaws by Michelle – Pointed out the Bylaws prevent “an officer who quits” from holding office again.
 - PROCTOR LEESA ADMITTED during Rules & Procedures “WE ARE STILL IN TRAINING ON HOW TO DO THIS”
 - Leesa admitted she did not know answers to Michelle's question about disqualifications
 - MARGO CONTRACTED Mr Giron & Ms Bernhart WITHOUT BOARD KNOWLEDGE
 - Announced by Angel during questioning about Rules & Procedures
 - Margo did not deny nor defend that action
 - MARGO CONTRACTED TRANSLATORS AT \$85 EACH. BOTH TRANSLATORS ADVOCATED FOR MARGO TO BE THE ONLY PERSON WHO SHOULD WRITE THE BYLAWS
 - ANGEL heard them, interrupted them to verify if they were Residents. The Chinese translator said “No Margo paid us to be here”
 - MARGO WALKED OUT OF MEETING AFTER “Nominations” but, BEFORE ADJOURNMENT. Scribe???
 - When Margo returned, Angel questioned Proctor Leesa “Did we adjourn? Is that why Margo walked out and came back in?”
 - Leesa then adjourned the meeting
 - No Next Steps discussed, No Timeline explained
 - MARGO NOT LEESA, Mr GIRON, LEGAL MODERATORS POSTED THE RESULTS OF THE NOMINATIONS
 - The names presented on all versions of the fliers posted INCLUDE MORE NAMES that nominated at the meeting
- PROCTOR ADJOURNED MEETING BEFORE EXPLAINING “NEXT STEPS”, WHEN THE ELECTION WAS, WHAT TO EXPECT FOR THE NEXT 30 DAYS, WHAT CANDIDATES ARE ALLOWED TO DO AND WHO TO TALK TO, AND ABOVE ALL, MAKE SURE THAT EVERYONE UNDERSTOOD THE PROCESS, WHO WAS NOMINATED, AND WHAT WAS GOING TO HAPPEN DURING THE NEXT 30 DAYS.

To All Residents May 30, 2024

It has come to our attention that the recent nomination-themed meeting organized by Margo was not conducted in accordance with HUD/RAD required procedures and regulations. Michelle Dancer, Tenant Association Sergeant at Arms & Angel Rittenburg, Treasurer, we present the following reasons why this election is invalid:

1. **Flagrant disregard for the Brown Act and ensuring a Free & Fair Election (Article 6.3):**
 - Legally required 30-day notice was not provided. (See attached flier)
2. **No Verification of Residency Before Ballot Distribution (Article 6.4):**
 - Proper verification of residency was not conducted before distributing ballots.
 - HUD requires a **30-day notice**, not the 15-day notice that was given under 24 CFR § 964.420(b)
 - The 1760 Tenant Association President claims that HUD gave her an exception to this rule by “The HUD Help Desk. You can call them too”
3. **Lack of Independent Third Party (Article 6.3):**
 - The 1760 Tenant Association President is not an independent party and as a Nominee cannot serve as the Meeting Secretary. That is what a real Independent Third Party would do.
 - Leesa Bernhardt publicly admitted her team is not qualified to conduct Nominations or Elections
 - 1760 TA president posted the nominees, not Legal Moderators or Leesa Bernhardt or anyone not under the 1760 TA president's influence.
 - 1760 TA president provided AND HELD the 1 copy of the Bylaws for the meeting.
4. **Election Procedures and Standards (24CFR964.130)**
 - “The Resident Council shall use an independent third-party to oversee elections and recall procedures.”
5. **Inclusion of Nominees post-Meeting:**
 - Margo delivered a hand-written note explaining why Margo included two names after the meeting
6. **Board Composition Concerns:**
 - The board has been replaced with members Margo has chosen and who are aligned with her actions as president, potentially allowing unchecked control over decisions, including financial matters.
 - The election process and scheudling appears to have been structured to support an agenda unaligned with the needs of the residents at 1760 Bush Street.

Additionally, it is crucial to adhere to the following federal regulations under 24 CFR § 964.150(b):

- **Funding for Tenant Participation:** Public Housing Agencies must provide funding to support the activities of duly elected resident councils and ensure effective resident participation in decision-making processes.

Moreover, all board meetings must be open to tenants in compliance with 24 CFR § 964.420 to ensure transparency and allow residents to be fully informed and engaged in the decision-making process.

We request that Margo adhere to the established rules and regulations, including making all board meetings open to tenants and complying with federal guidelines to ensure fair and transparent elections. Failure to comply with these standards will necessitate further action.

Thank you for your attention to this matter.

Sincerely,



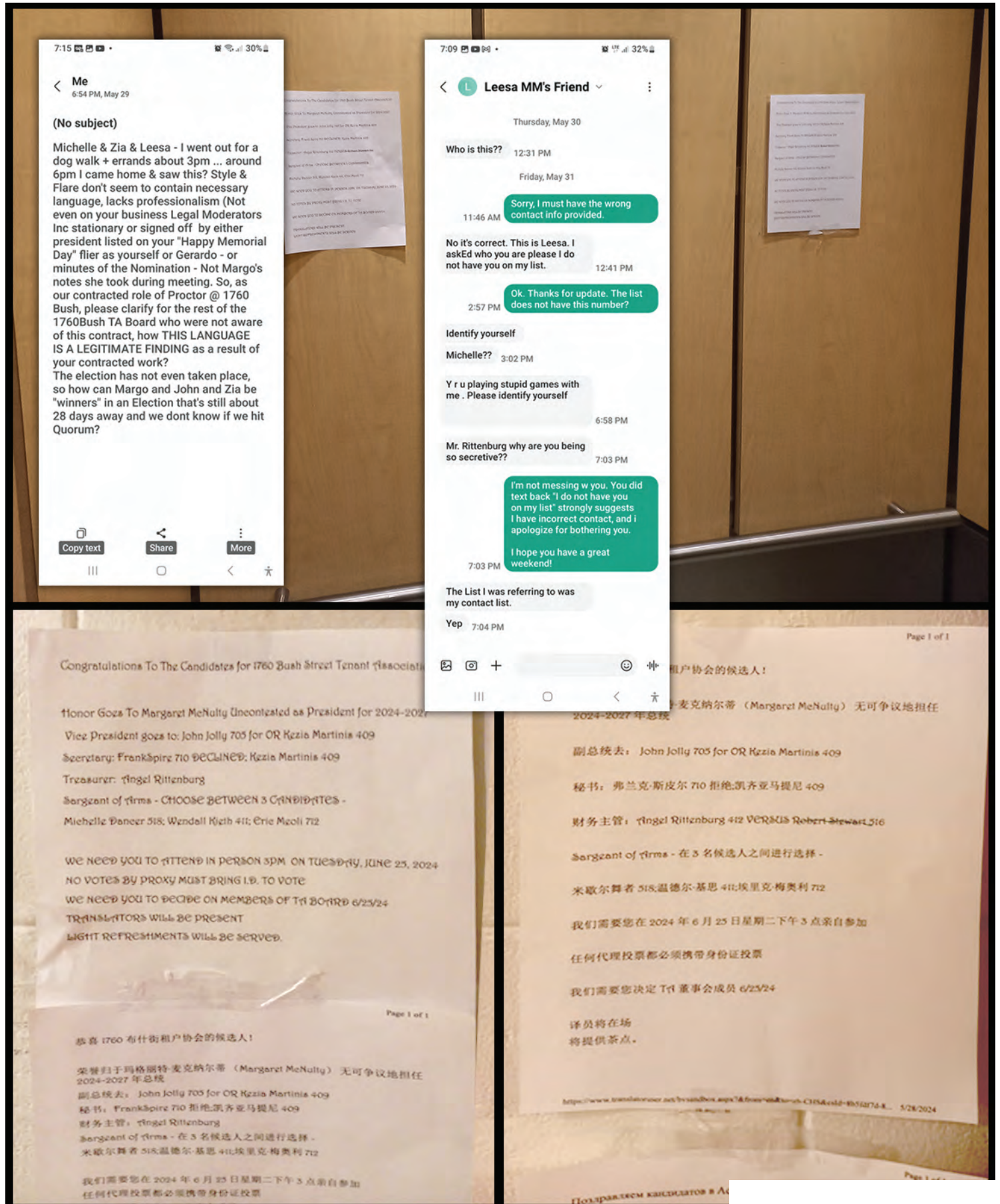
Michelle Dancer
Sergeant at Arms, 1760 Bush HUD/RAD Tenant Assoc.



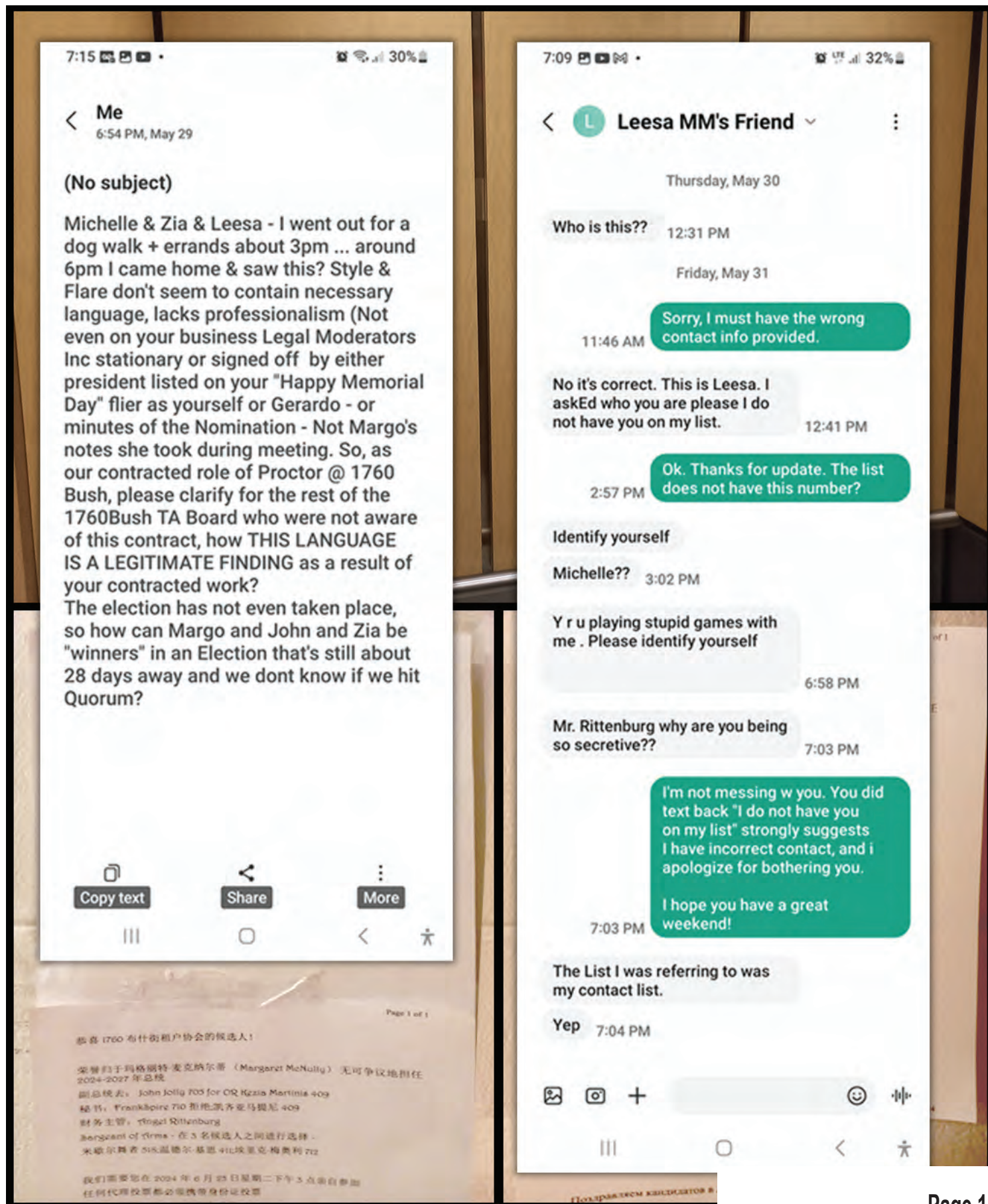
Angel Rittenburg,
Treasurer, 1760 Bush HUD/RAD Tenant Assoc.

cc: John Stewart, Helen Hale, HUD and SFHA

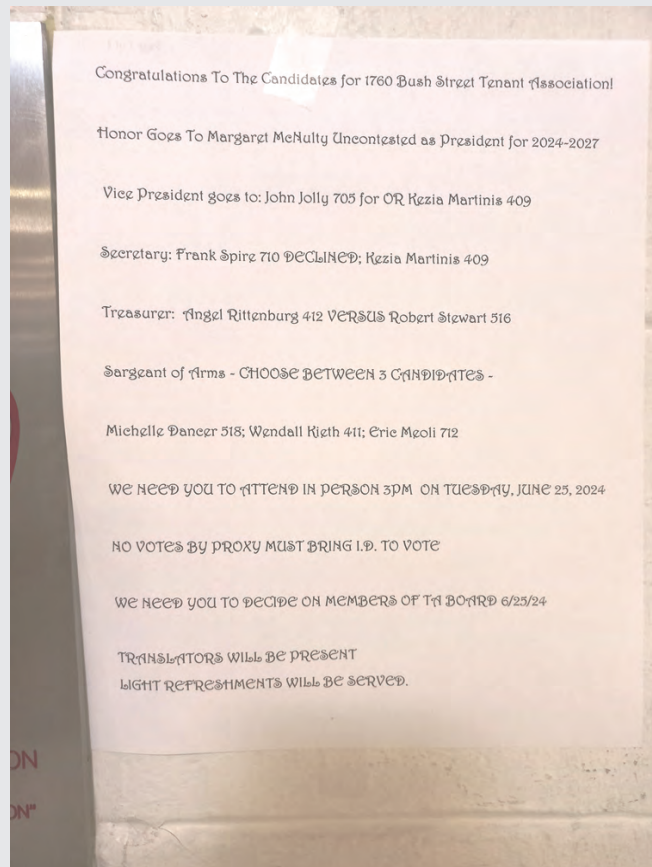
Nomination and Election Flier posted 5/14/2024



Nomination and Election Flier posted 5/14/2024



2 Nominee Fliers posted by ?



5/28/2024 – 6:00pm

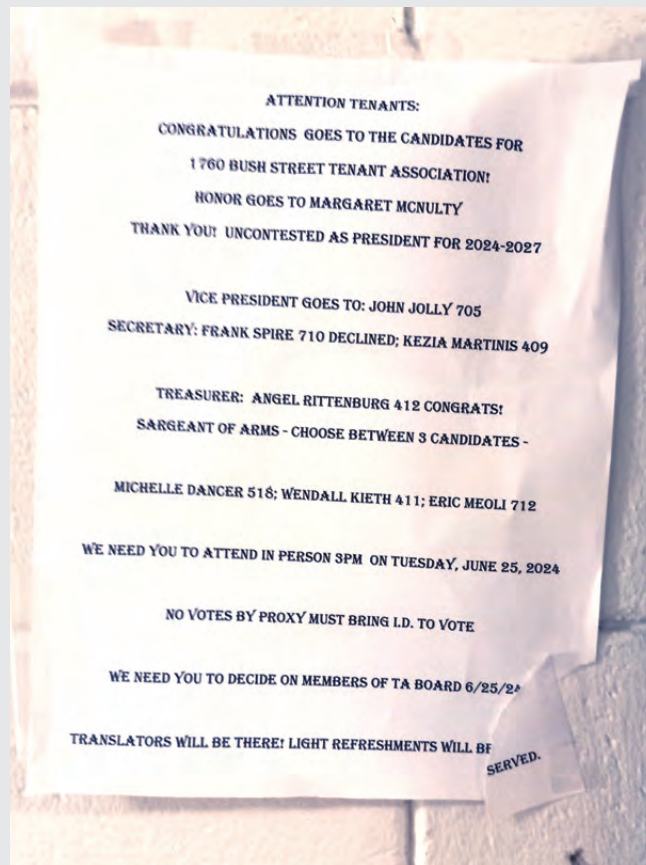
One of Two Fliers posted

Flier itself:

- No Date, No Signator, No Validation
- Margo took Nomination Meeting Notes
- RCA Associates cannot be Independent 3rd
- Additional Names added After meeting
 - The list of nominees doesn't match Participant Accounts
- Margo colorfully announced as the "Winner" before any election meeting happened

Tenants not Angel Challenged Nominee Eligibility for:

- Vice President & Secretary
 - John & Eric previously resigned. Ineligible?
- Treasurer
 - Robert:
"I was not nominated during the meeting."
"Margo asked me to attend the meeting."
- Sergeant at Arms
 - Wendell added after meeting



5/30/2024 – 7:00pm

Two of Two Fliers posted

Flier itself:

- No Date, No Signator, No Validation
- Margo took Nomination Meeting Notes
- RCA Associates cannot be Independent 3rd
- Additional Names added After meeting
 - The list of nominees doesn't match Participant Accounts
- Margo colorfully announced as the "Winner" before any election meeting happened
- Why did Margo have to make sure the phrase:
"UNCONTESTED AS PRESIDENT" was included?

Tenants not Angel Challenged Nominee Eligibility for:

- Vice President & Secretary
 - John & Eric previously resigned. Ineligible?
- Treasurer
 - Robert removed.
- Lip Service [See "Election Results"]:
"WE NEED YOU TO DECIDE ON MEMBERS OF TA BOARD..."

Congratulations To The Candidates for 1760 Bush Street Tenant Association!

Honor Goes To Margaret McNulty Uncontested as President for 2024-2027
Page 1

Vice President goes to: John Jolly 705 for OR Rezia Martinis 409

Secretary: Frank Spitz 710 DECLINED; Rezia Martinis 409

Treasurer: Angel Rittenburg 412 VERSUS Robert Stewart 516

Sergeant of Arms - CHOOSE BETWEEN 3 CANDIDATES -

Michelle Dancer 518; Wendall Righ 411; Eric Mzoli 712

WE NEED YOU TO ATTEND IN PERSON 3PM ON TUESDAY, JUNE 25, 2024

NO VOTES BY PROXY MUST BRING I.D. TO VOTE

WE NEED YOU TO DECIDE ON MEMBERS OF TA BOARD 6/25/24

TRANSLATORS WILL BE PRESENT

LIGHT REFRESHMENTS WILL BE SERVED.

ATTENTION TENANTS:

**CONGRATULATIONS GOES TO THE CANDIDATES FOR
1760 BUSH STREET TENANT ASSOCIATION!**

HONOR GOES TO MARGARET MCNULTY

THANK YOU! UNCONTESTED AS PRESIDENT FOR 2024-2027

VICE PRESIDENT GOES TO: JOHN JOLLY 705

SECRETARY: FRANK SPIRE 710 DECLINED; KEZIA MARTINIS 409

TREASURER: ANGEL RITTENBURG 412 CONGRATS!

SARGEANT OF ARMS - CHOOSE BETWEEN 3 CANDIDATES -

MICHELLE DANCER 518; WENDALL KIETH 411; ERIC MEOLI 712

WE NEED YOU TO ATTEND IN PERSON 3PM ON TUESDAY, JUNE 25, 2024

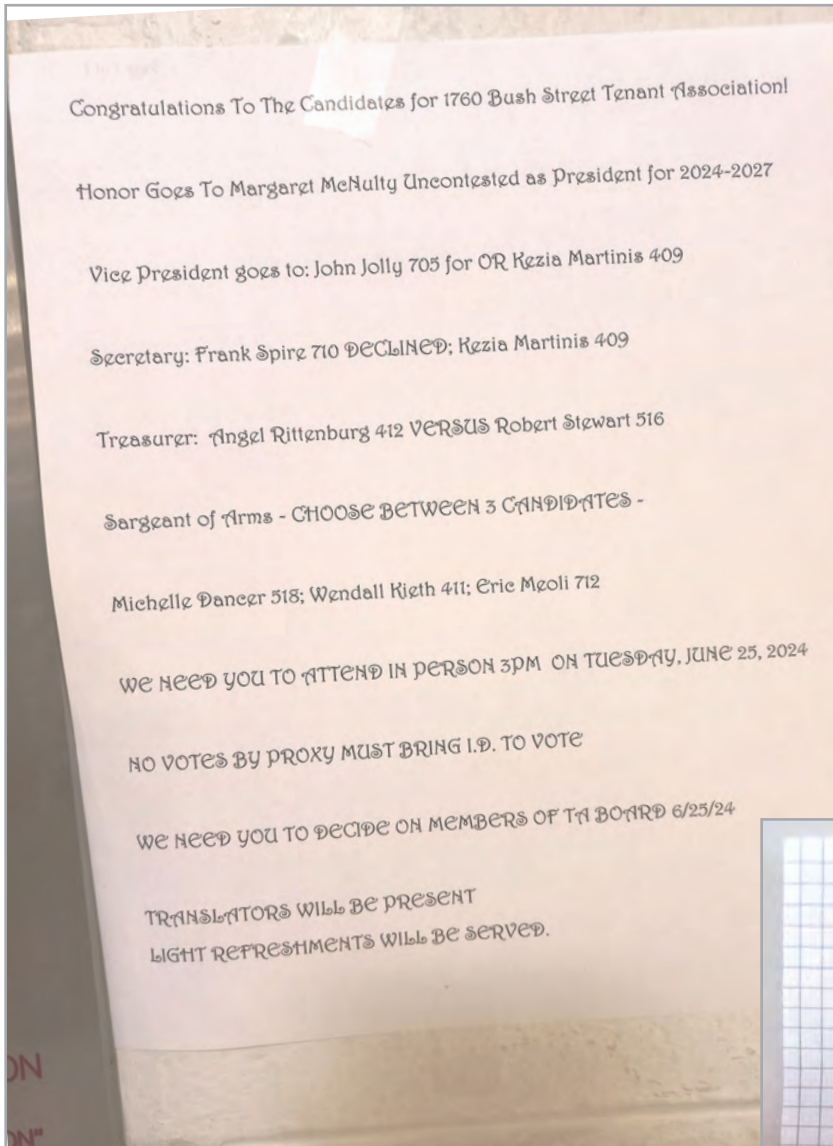
NO VOTES BY PROXY MUST BRING I.D. TO VOTE

WE NEED YOU TO DECIDE ON MEMBERS OF TA BOARD 6/25/24

**TRANSLATORS WILL BE THERE! LIGHT REFRESHMENTS WILL BE
SERVED.**

Nominees posted 5/28/2024 within three hours after nominations.

These fliers were posted in both elevators, on each floor at the elevator, and in the "Community Bulletin Board". Margo controls access to the CBB.



Irregularities which invalidate flier:

No Date on flier

No Author of Origin

Elizabeth Barnhart, "Legal Moderators Inc", or the entity represented are not authors of this document.

Timeline:

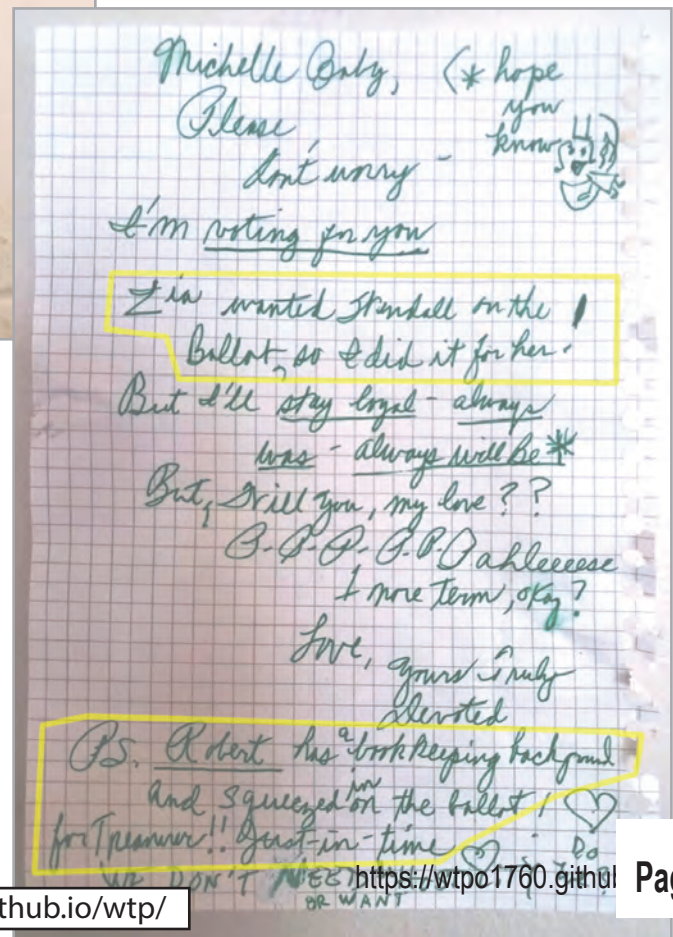
Date posted is

5-28-2024

Elizabeth Barnhart is listed as the contact for questions. She nor the group she represents is not identified in any way as an Independent Party.

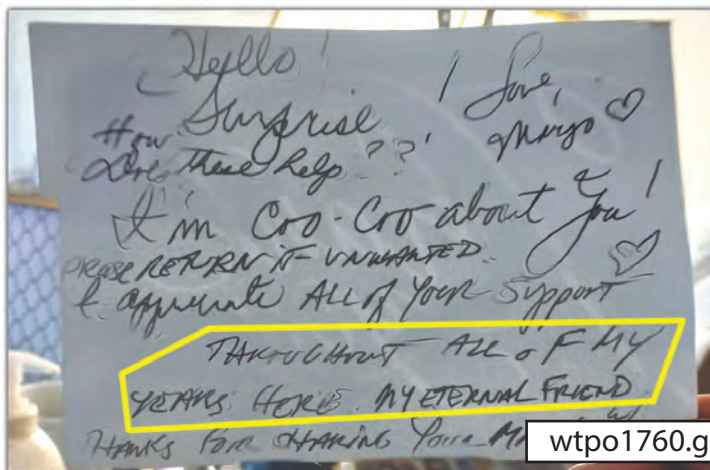
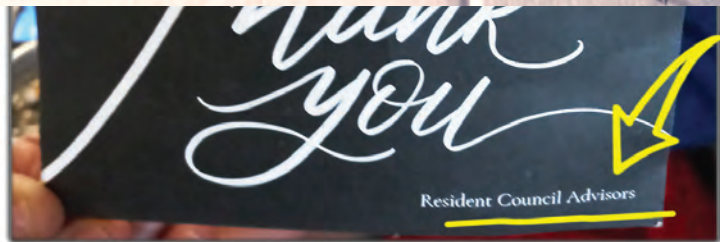
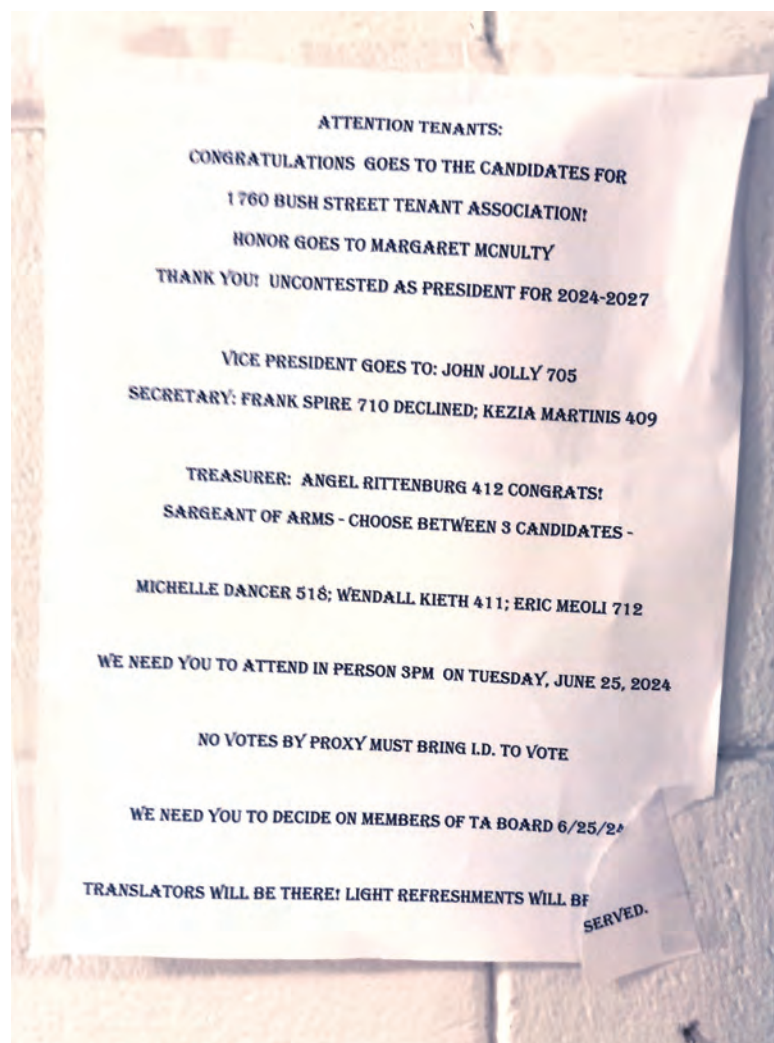
One demonstration of Margo's abuse of the process to serve her agenda.

Two versions of the nominees indicates Margo forgot to add both names to the list before she posted the 5-28 version.



Nominee update? 06/08/2024

This flier was posted in both elevators, on each floor at the elevator. Margo ensures she is featured in the announcement, IMHO re-enforcing my claim this is for her ego after being recalled by CCSD.



Irregularities which invalidate flier:

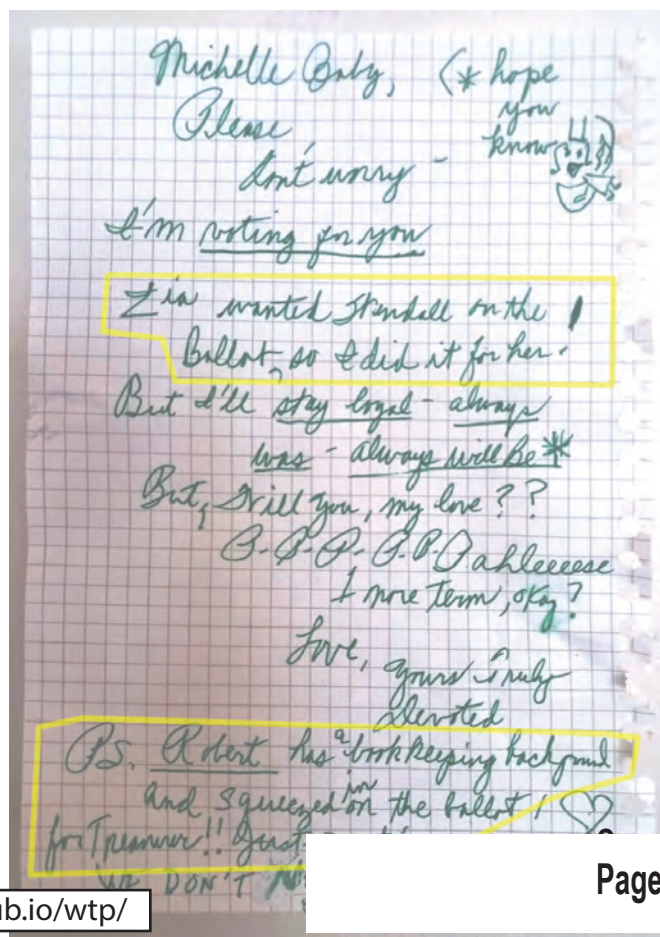
No Date on flier


Elizabeth Barnhart, "Legal Moderators Inc", or the entity represented are not authors of this document.

Timeline:

Date posted is	6-8-2024
"Nominees"	5-28-2024

Elizabeth Barnhart is listed as the contact for questions. She nor the group she represents is not identified in any way as an Independent Party.



Michelle Only, (* hope
Please
don't worry - you know 
I'm voting for you

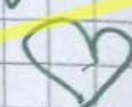

I wanted Skunkell on the
Ballot, so I did it for her.

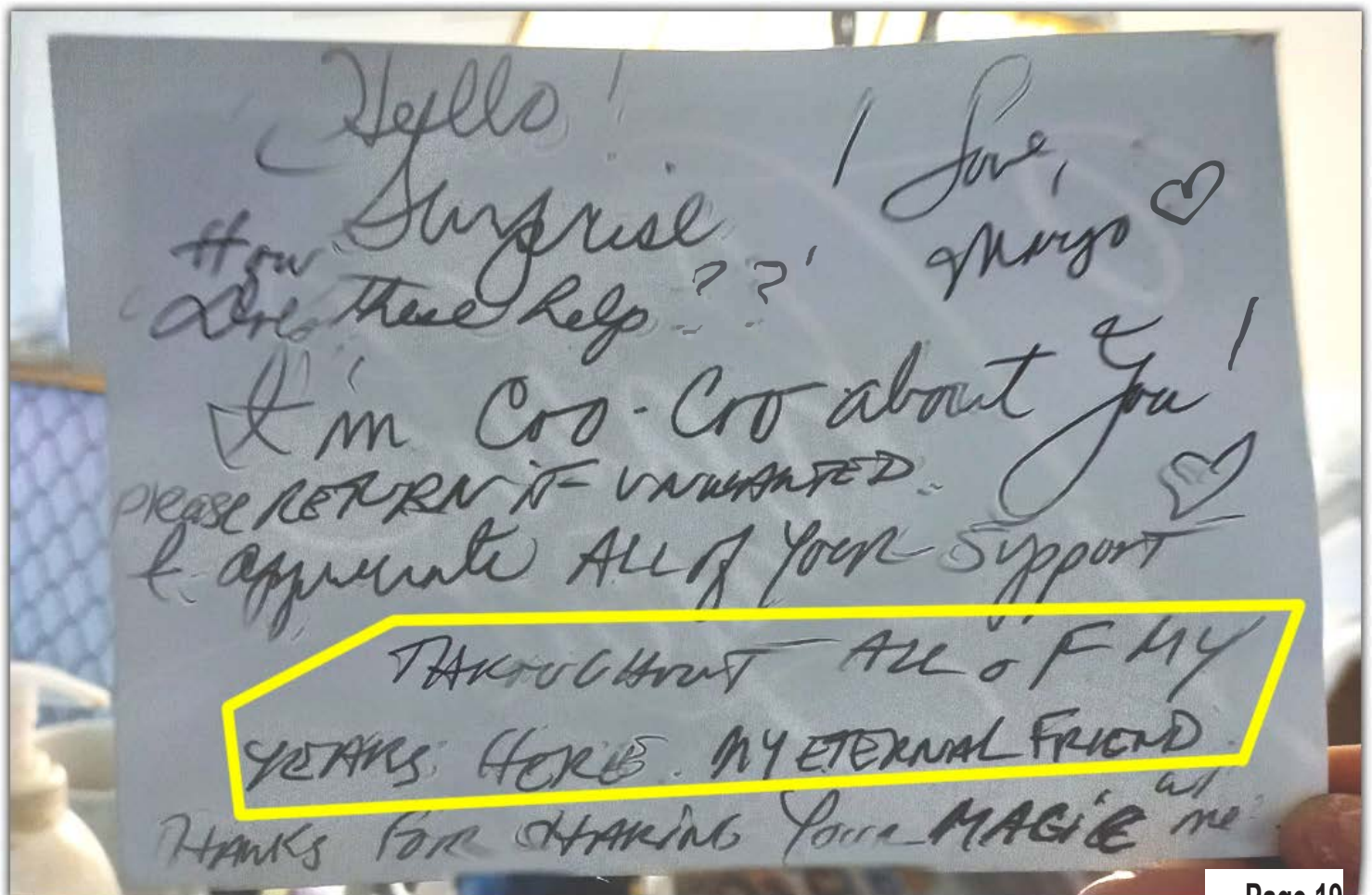
But I'll stay loyal - always
was - always will be *

But, Will you, my love??

O-P-O-P-O-P-O Ahleeeese
I move term, okay?

Love, yours truly
Devoted

P.S. Robert has a bookkeeping background
And squeezed ⁱⁿ on the ballot / 
for Treasurer!! Just-in-time  Do
WE DON'T NEED ~~NEED~~ ^{to} HOSTILITY we?
OR WANT



Michelle, That was totally Rude, Michelle

I dropped everything to help you go to
the store & you just ghosted me.

After I rearranged everything I had TO DO!
Just Because it was a lot TO ASK didn't
mean I wasn't going to do it!

You didn't even ^{have the guts to} say please!! ^{Good Manners TO say}
You shouldn't treat people that way.

And I'm hanging your request for a
TV anyway!

P.S. Go ahead & Be a Baby,
If you miss tomorrow's meeting
a fine of \$15. * You're on notice

It's not your business
if you are
supposed to make
IT EASY for people
to help you

Amender Mingo No Dale le me
order will of the board or minto

What are u taking
Date time Date

I Don't need help
It u going maybe
1 or 2 them compare
it I don't remember
Only Board and Paul, W. H. H.

Michelle
5/31/2024
FR 11:50 AM
PST

REBUTAL
REBUTAL

JUST
FIND
TODAY
MAY 31 2024

VM AND
OTHER
WITH
PREPARE
AND STR
STUD

also
believe
everybody
IN M

PH 41

PS -
I put please
on the TV. flight
that's no way to appreciate something
-Brat

I'm really mad at you for this.

But I
forgive
you

I Love You
Anyways

But We missed an adventure

If you just didn't want to go at all, you should've said so!

I rearranged everything on my schedule

May 23, 24

Angel,

I Really need an answer to 'Why You Are So Obsessed w/ CCSD?'

All you need to know is they were never worth the money. They did Nothing worth \$1,000 a year.

On top of it, we were charged for elections and nominations \$100 each as well-as far back as Beverly Saba. They were supposed to be included. Together, my Board did more of the things CCSD was mandated to do. They just aren't worth it!

That is why we left. We announced our dissatisfaction to our members all along the way. We pre-announced the vote and the general membership voted UNANIMOUSLY to disaffiliate. If you want to visit joining when your term comes up-go ahead, waste your money.

The fact that 28 days are between events rather than 30 is not good enough to derail the proceedings. We don't need '5 days to prepare flyers'. We have a template and only the names have to be filled in to be ready to post. Again, we out max ccscd.

OUR BYLAWS call for an 'INDEPENDENT PARTY'. Read the copy you have.

The time before last, we had a lawyer from mediation cover. No one objected.

Ccsd was too busy infighting. Which brings me to the next fact on record: I had no deal with Dennis Katonis, when I became Secretary. He (THEY) voted for ME to be let back in. I wasn't authorized to speak for everyone.

You see, we left for good reasons. CCSD realized our arguments had validity. For example: a Year ++ of Mary and Dennis? Dennis was in over his head and it showed. NOT ONE BUILDING WOULD COME TO THE GENERAL MEMBERSHIP MEETINGS.

Buildings (LIKE Rosa Parks) actually THANKED ME FOR STARTING RCA BECAUSE THEIR V.P. attended and left with personal insults. She feared retaliation so she's in the background, not participating AGAIN.

The truth is The CCSD Secretary, who was never chastised by the way, for her refusal to participate in conflict/ resolution of any kind with me. IS THAT

PROFESSIONAL?. What was she so afraid would be revealed? Someone else's side?

They let her pad the minutes After the facts and look what I was accused of: Writing to HUD and RAD? OMG That was to benefit CCSD. I told Stephanie I would get her examples of the change in utility obligation, so I was RESEARCHING TO REPORT. OH BIG DEMERIT.

I KNEW it was bad but was Totally Convinced when there were crickets when after an hour of yelling back and forth, I asked to present my Bright Bridge report; proving THEY WOULD RATHER FIGHT THAN HEAR SOLUTIONS TO THEIR PROBLEMS. That did it for me. I was hoping to make a difference. They've had years of ingrained behavior. I couldn't fix it but was willing to try. I would've talked them up at our meetings and seen it through. They just didn't earn it.

I was accused of 'Interfering in another building's nominations/elections' when I only worked filling candy favors! Stephanie said, "OOPS" and that was that. My BETRAYAL? Was sharing a contract with others that I never even saw. Again, "OOPSIE, MY BAD." She said. And all was forgiven. Who does that? And fires me for it? Talk to the last resigning President! He only lasted a few months, too. IT'S NOT JUST ME!

Now ccsc is being taken to court because they have forced my hand. They are liable for slander with that invented padding of the facts they've mailed out. Talk about doxing...?

WE DO NOT HAVE TO BE UNDER CCSD we only have to comport ourselves in like manner.

In my workings of RCA with SFHA and their annual plan, I have been informed there is plenty of work to go around. Why aren't they happy to have another arm? Talk about power trips! Like only they know the rules!

Even their heading is a lie: There's more RAD buildings in the City than their measley lot. They deceptively act like all RADS are there's. LOOK UP RESIDENT ADVISORY BOARDS. THERE'S MORE FISH IN THE SEA. GOOD RIDDANCE.

IF THEY WEREN'T DOING ANYTHING WRONG, why would they mind oversight? Think about it: I was asking for oversight over myself along with the group. Their lashing out mailing slanderous remarks, telling the people I'm helping

that I am a 'psychopath' is not normal reactions. I blessed them and walked away. My work will speak for itself. Come see my copybook. People have asked for advice from me from as far as Santa Clara! I choose civility and agreeing to disagree. They are so insecure they are obsessed with trying to interfere with everything I do!

Please, 2 days difference? Besides OUR BYLAWS CALL FOR 15 DAYS! The point is so people SEE THE NOTICES, proving with this, they have been seen. THAT's what matters.

I did have a conversation with Michael Zornes. He knew I had to bring our membership on board, so I could never have made a deal by just speaking for everybody- JUST LIKE YOU LECTURE ME I MUST DO. I COULDN'T DECIDE FOR EVERYONE! YOU HAVE THE WRONG OPINION.

It's like I can't win with you. Damned if I do, damned if I don't. I don't need presents, just your common sense. I appreciated the gesture. I can't keep it.

This letter from CCSD quotes ccsc bylaws NOT OUR OWN. READ THEM.

Leesa Barnhart has a team of experienced helpers. CCSD is not the only game in town and they've ruined their chances with us. Maybe if they treated me with a modicum of respect? Which is what I was waiting for as I continually asked for a sit down with any mediator of her choosing.

I really believed calmer heads would prevail. Boy was I wrong. They just railroaded me out of their little click and the proof is in the pudding. Stopping everything due to 2 days difference with the holiday in between is not rational or IN REALITY justified. 15 DAYS.

I don't think I've ever doxed in my life. Everything they are sharing is out of context and they're running scared or they wouldn't have to bad mouth me in their process.

The President of any organization is the governing body. They should look it up.

They are operating illegally for 6 years! Google it. What more do you have to see? Frankly, I'm surprised. Please answer: Just What is your Obsession with them?

YOU KNOW, If anybody treated YOU like that, they'd have to get through me to get in the door. We just have different values I guess. Love, Margaret McNulty

 **Dictionary** Thesaurus supremacy clause  Games & Quizzes Word of the Day

Definition Entries Near Show More  Save Word 

supremacy clause noun

su·prem·a·cy clause sə-ˈpre-mə-sē-

often capitalized S&C

: a clause in Article VI of the U.S. Constitution that declares the constitution, laws, and treaties of the federal government to be the supreme law of the land to which judges in every state are bound regardless of state law to the contrary

Insert copy of
Text Messages between:

Margo - President
Zia - Secretary
Michelle - Sgt at Arms
Angel - Treasurer

Text messages reference:

The Nomination Notice posted by Margo, not an independent 3rd party

The Election Notice posted by Margo, not an independent 3rd party

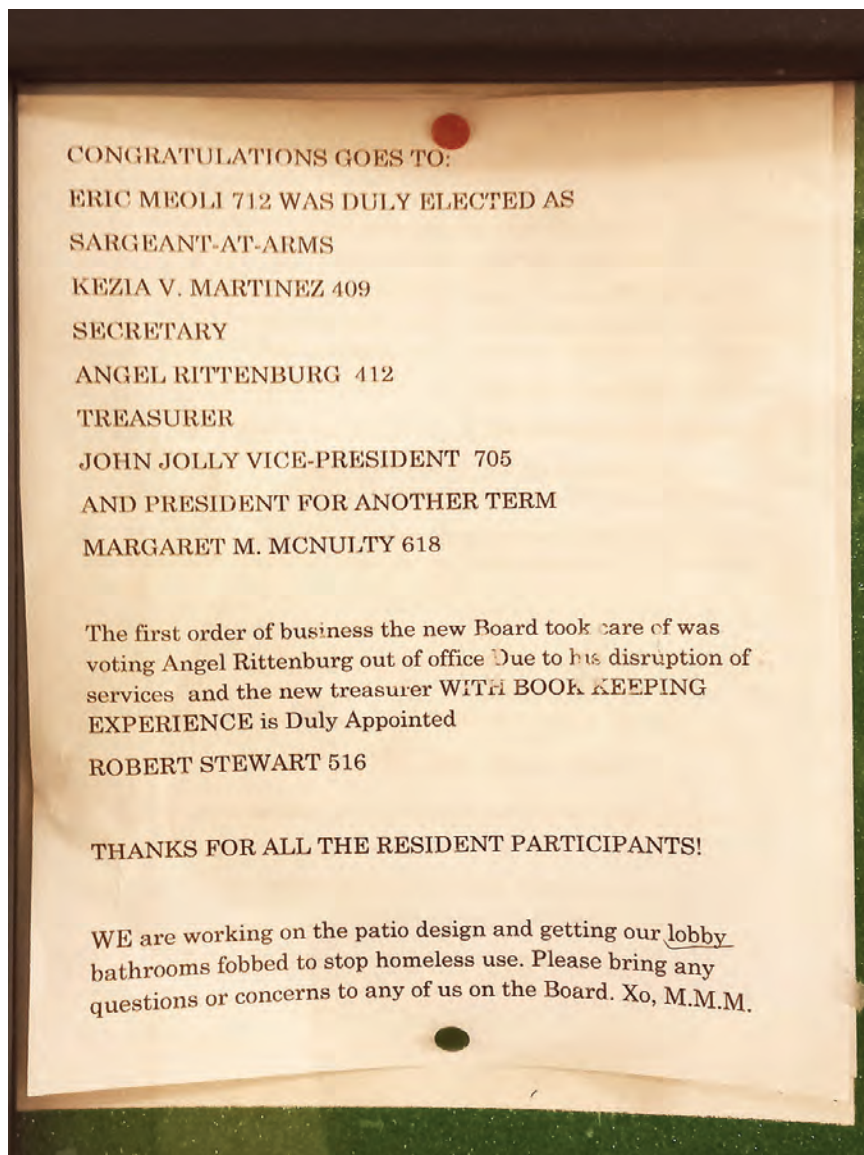
Finances of the 1760 Tenant Association budget

Business conducted by Margo without the Board

and, Other business matters Margo entered into by the president without Board knowledge

“Election” Results Flier posted 6/27/2024

This flier was posted in both elevators, on each floor at the elevator, and in the “Community Bulletin Board”. Margo controls access to the CBB.



Irregularities which invalidate flier:

No Date on flier. Using Metatag info.

No Independent Third Party

Vote of the Tenants ignored

No Open Board Meetings
Voters locked out of the Board Meeting

No Public Meeting called to
“voting Angel out of office”

Robert “Appointed” by Margo

Timeline:
Call to Open Nominations posted
is 5-14-2024
“Nominations” 5-28-2024
Notice provided is only 14 days
24CFR964.420

Elizabeth Barnhart, “Legal Moderators Inc”, nor any other entity administered the process other than Margo McNulty.

“All voting members of the resident community must be given sufficient notice (at least 30 days) for nomination and election. The notice should include a description of election procedures, eligibility requirements, and dates of nominations and elections.”

[https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-964/subpart-B/section-964.130#p-964.130\(a\)\(5\)](https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-964/subpart-B/section-964.130#p-964.130(a)(5))

Margo claims she “inherited” Bylaws that allow her to give less than 30 days notice. When Angel challenged her citing The Brown Act and the Sunshine Clause, she became dismissive and began a denial & deflection campaign and continues to refuse to acknowledge 24CFR, The Brown Act, or the Sunshine Act.

To All Residents July 3, 2024

Printed in 4 languages & mailed
to all 108 units at 1760 Bush

Angel Rittenburg, Treasurer 1760 Tenant Association, [Bylaws \(2022\)](#) Article 7.9 & [Bylaws \(pre'02\)](#) Article 7.12

It has come to our attention that the recent election meeting organized by Margo was not conducted in accordance with HUD/RAD required procedures and regulations. As your Tenant Association Treasurer, I must outline the reasons why this election is invalid:

1. **Lack of Independent Third Party (Article 6.3):**

- o Margo is not an independent party and as a Nominee cannot serve as the only official for an election.
- o Leesa Bernhardt publicly admitted her team is not qualified to conduct Nominations or Elections
- o Margo counted the votes prior to depositing them in the Ballot Box.
- o Margo controls the keys to the Ballot Box.

2. **No Verification of Residency Before Ballot Distribution (Article 6.4):**

- o Proper verification of residency was not conducted before distributing ballots.
- o HUD requires a **30-day notice**, not the 15-day notice that was given under 24 CFR § 964.420(b)

3. **Inclusion of Disqualified Nominees:**

- o During the nomination meeting, Margo stated that Eric and John, who had previously resigned, could not run for office. Despite this, they were included in the post meeting flier & election.
- o Nominees included who were not nominated or interested in office.

4. **Post-Election Irregularities:**

- o Margo called Michelle an hour before the board meeting to inform her she received only two out of 35 votes, and then claimed to have voted for her.
- o Margo posted notices claiming to have removed Angel from the board on the same evening as the election. This violates Your Right to a Fair Election and ignores both of Margo's [Bylaws \(2022\)](#) Article 7.9 & [Bylaws \(pre'02\)](#) Article 7.12

5. **Board Composition Concerns:**

- o The board has been replaced with members Margo has chosen and who are aligned with her actions as president, potentially allowing unchecked control over decisions, including financial matters.
- o The election process and scheduling appears to have been structured to support an agenda unaligned with the needs of the residents at 1760 Bush Street.

Additionally, it is crucial to adhere to the following federal regulations under 24 CFR § 964.150(b):

- **Funding for Tenant Participation:** Public Housing Agencies must provide funding to support the activities of duly elected resident councils and ensure effective resident participation in decision-making processes.

Moreover, all board meetings must be open to tenants in compliance with 24 CFR § 964.420 to ensure transparency and allow residents to be fully informed and engaged in the decision-making process.

We request that Margo adheres to the established rules and regulations, including making all board meetings open to tenants and complying with federal guidelines to ensure fair and transparent elections. Failure to comply with these standards will necessitate further action.

Thank you for your attention to this matter.

Sincerely,

Angel Rittenburg, Treasurer, 1760 Bush HUD/RAD Tenant Association

[The Code of Federal Regulations](#) on the National Archives website

cc: John Stewart, Helen Hale, HUD and SFHA



ar en busca de estatutos

July 5, 2024

*Leesa Bernhart is NOT Independent
Your RCA cannot be
Independent Party for 1760*

Angel, And Whomever Interested:

I will answer your latest diatribe in order of falsehoods. In the future, I would check your sources before printing and posting anymore slander.

#1 The rules state "independent Party" must oversee nominations and elections. We complied. We had two. Leesa Barnhart (7 years) President @ 25 Sanchez St. accompanied Gerardo Callender Chang Former President (12 years) and Treasurer of 25 Sanchez Street (6 years) includes 25 years experience combined.

Just because you don't like the outcome of our Board decision and have a lack of support for your arguments against me specifically and the current administration in general, does not mean you should outright lie about the recorded facts which were notarized for posterity.

What Leesa Barnhart was implying with your misquoted statement, as she clarified when questioned: referred to her public speaking qualifications. She has Social anxiety and often has hot flashes when she talks to large crowds, but she is being treated by her Therapist and Psychiatrist on this matter and can provide a Doctor's note to prove it.

Margaret was not in charge of the ballot box.

The problem is no one could use the ballot box at all. There were no working keys to the ballot box that anyone could find; therefore, we went without. Instead, people filled out their ballots, both for a decision on Sargeant-of-Arms as well as spaces to write in support of the incumbents; which you would have seen, had you participated. Voters then folded the 8 x 11 ballot and made a pile in front of the ballot box. They were never picked up and opened until the moderator started publically polling them and counted out loud.

I was 2 tables away. AFTER the final proceedings concluded I picked them up, put them in a folder, and still have the originals on file. I kept them in case of future controversy; which I now see was foreshadowed.

Each candidate spoke for a few minutes each before voting commenced. Residents were validated by identification of tenancy and received one ballot each. Translators were present and answered questions and translated contestants speeches into Russian and Chinese and Mandarin.

Only one person put their ballot in the box before they wer
and that nerson received a

wtpo1760.github.io/wtp/

This proposal prepared by Margaret M. McNulty.

(email) ccsdpres@gmail.com

(phone) 415-678-7898

Please reach out with questions or concerns.



Co-chairs include Leesa Barnhart Pres Sanchez; Gregory Richardson, V.P. JFK Building and Kezia Martinez Housing Co-ordinator has.

WHY IS MARGO BUT NOT "INDEPENDENT THIRD PARTY" LEESA

POSTING RESULT OF OUR NOMINATION & ELECTIONS?

Do they really believe they would go un-noticed? What did we pay for?

and that person received a new ballot, voted, folded it and placed in the pile. When the room was assured that everyone present voted, Leesa Barnhart picked each ballot up and shouted out the tally to be recorded. For example: "One vote for Eric Meoli," or "One vote for Michelle" as she then placed them upside down on the table. Two people kept a running record. I was one of them.

Eric received (15 total) 5 more votes than Randall (10 total) and Michelle received 2 votes even though absent. I believe her lack of attendance influenced votes. Perhaps yours as well; because I had unanimous support and you had no checkmarks of support, at all. The total number of votes totaled exactly 27 ballots of which ALL were cast from verified residents.

We had 30 day notices in every language posted before elections. You are confusing Nominations with Elections when you wrote your latest lies.

It was agreed 28 days posting would be permitted, pre- Nominations; which due to Independent Party scheduling and Memorial Day holidays, was scheduled in 28 rather than 30 days. The time between nominations and elections was 30 days. Which, if you will check the minutes or recall correctly, was the reason our emergency board meeting was called at Michelle's house, which ended with a unanimous agreement from every Board Officer, including yourself. The minutes reflect exactly that "it was agreed by all to go forward as scheduled." But for nominations Not elections.

There is no rule stating that in the event of resignation then that person is ineligible to run again. The rules are to engage MORE people, not LESS, so that would be silly. Both John and Eric are permitted. Nominees do not have to be present to be nominated but they have the right to decline; as was the case with Frank Spire.

Margaret called Michelle AFTER the meeting to see why she didn't show. There would be no reason to call her BEFORE if I was going to see her, right? My exact words were "2 out of 25 votes" not 35; but it was accurately $25 + 2 = 27$.

We had an emergency board meeting after being sworn into office and receiving our Certificates of Excellence to address your continuing uncalled for creation of controversy, instigating constant harassment of the President and vigilant intimidation deemed "personal", "uncooperative" and "extremely disruptive" behavior. Your actions over the past 4 months spoke for themselves.

A functional Board cannot work like that: combative and unprofessional and in need of anger management. Each time I try to have a discussion with you for an exchange of ideas and information you scream and shout at me, going on and on, bellowing. I should write you up because it is your repeated method of behavior. I don't have to take that.

You physically assaulted me, wrestling the checkbook out of my hands, laughingly; even though it's been explained to you many times that your job is controlling the bookkeeping and accounting and not the checkbook. You strong armed me. I should have called the police and pressed charges.

You can't do anything with the checkbooks anyway since second signatures are required. Please return them immediately. They are not your property.

The motion was made to immediately ask you to resign, which was seconded and carried unanimously. Not taking the decision lightly, I proposed that we all take 24 hours to contemplate the decision, since under normal circumstances, we would wait 30 days. The very next day you posted more slander and lies regarding me, sullyng my character and harassing me further with more deformation.

That and the printed unauthorized mailings sent to all residents confirmed everyone's decision to remove you immediately. No one wants to work in an environment with belligerent attitudes; nothing gets accomplished. This was accurately demonstrated by CCSD's recent meeting examples where I experienced first-hand, their exact standard of operation: the using of bullying as a tactic. It doesn't work with me or my fellow officers. Your removal notice was posted 3 days later, after 2 emergency meetings; check your dates.

MOST IMPORTANTLY:

I'm sorry you lost your Title, but to- date of this memo, you never once did your job, not ever, your whole term in office.

Besides your losing your grip shown in your many angry emotional outbursts, your personal strikes at my character and reputation, setting aside for a moment your barrage of insults unbecoming your office, you have never produced one tally sheet. Nor did you do any bookkeeping or accounting as you were trained and tasked to do and were asked to do on a monthly basis.

Tallying the books was the most important job you had.

Although you were personally handed over a years worth of Stei many unopened, as well as a binder and 3 hole puncher, you ne
us your job requirement from wtpo1760.github.io/wtp/

Tallying the books was the most important job you had.

Although you were personally handed over a years worth of Sterling Statements, many unopened, as well as a binder and 3 hole puncher, you never once provided us your job requirement as Treasurer: bookkeeping!

Your sole assignment was to take the information from those statements and put them together in a reader friendly forum, organized by date & month, complete invoices, and compile these together in the pre-provided binder for our tenants to easily review, as is our standard of practice since I took office here at 1760.

After your initial training, if you found you were in over your head, you could have asked for help or posed a question or even utilized the extended free education for councils training opportunities held every second Saturday, downstairs in our Community Room offered by me and Resident Council Advisors. You never came.

Since I am ultimately responsible, and you weren't submitting, I wisely kept up a mirror copy to have some record. These books are ready for review anytime by appointment, are offered at every general meeting, and are openly produced several times a year during our OPEN BOOKS meetings, as well as summarized in the glass lobby case all month long to satisfy my standard of practice.

In conclusion, your statement that I'm doing this to hide money is not only insulting and wrong but adds more to your constant harassment and liable slander against me.

I believe that answers every one of your false assertions last posted. Please refrain from posting again, that right is reserved for the Council. You were previously warned to cease and desist your writings, your mailings and your degrading hurtful behavior. I have no option but to hold you legally accountable going forward.

Sincerely Yours,



Margaret M. McNulty
President of the 1760 Bush Street Tenants Association

*Statements from 2021. Angel started in 2022
Pres never turned over the statments, checks, budget &
never provided training*

*When did RCA & 1760 TA Team Up?
Pres never included or informed 1760 Board*

*Books are NOT open.
MMM promises but never delivers Books*

*Posting a copy of the Bank Statement
is not summarizing monthly expenses*

*Restricting My
Right to Free Speech
Right to Organize
Right to Assemble
Right to Use the USPS*

Angel,
2024

July 11, 2024

I am writing to bring to your attention a matter concerning the letter I received in the mail yesterday. As you have previously served as the treasurer of the tenants' association. It has come to my notice that you have distributed letters throughout the building that contain defamatory statements about me.

Given the nature and extent of these letters, I find it necessary to question the legitimacy of your claimed disability. While I fully support and respect the rights and accommodations for individuals with disabilities, the ability to write, print, and distribute such letters seems inconsistent with the level of disability you have previously asserted.


I believe this matter warrants further investigation to ensure fairness and transparency within our community. It is crucial that all residents are held to the same standards and that any claims of disability are genuine and not used to shield inappropriate behavior.

As I have asked you twice before please do not defame my name or my character. I have no ill will towards you, and I truly wish you the best.

Please be advised that this letter serves as an official notice that any further communications or actions of this nature will be considered harassment and may result in legal action. I trust that you will respect my request and act accordingly.

Thank you for your understanding and cooperation.

Truly,


Kezia (Zia) Villias-Martinis (She/Her)

7-11-2024

Angel apologized for falsely reporting how late two other
1760 Tenant Association officers arrived to a HUD 2025 budget review meeting.

Angel reported "they were 20 minutes late". There was no official time
specifying how late these officers were.

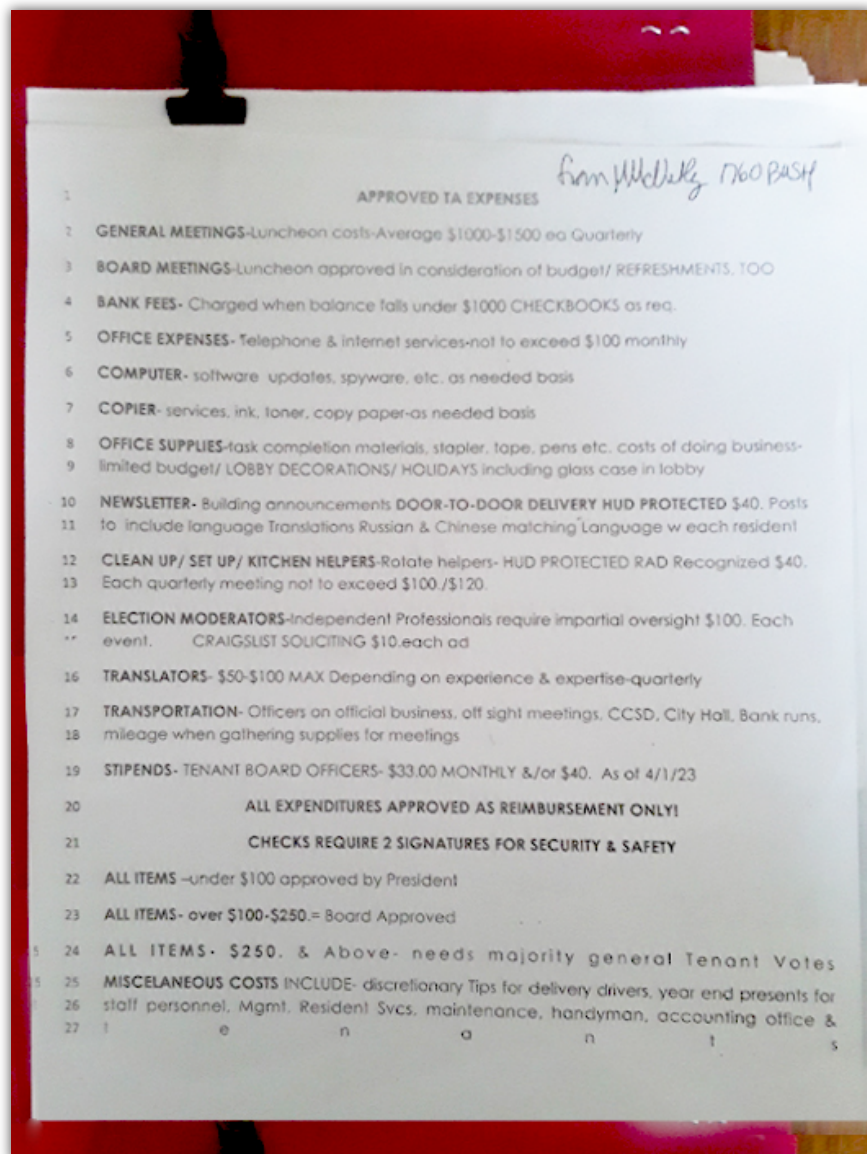
Angel wrote an apology, translated it into Chinese, Russian, Ukrainian and Spanish,
and mailed it to the residents. In the letter, he admitted that he was in error to have mentioned the time
since it was not recorded in the official minutes from that meeting.

Calling attention to an Irregular Nomination & Election
is not defaming anyone WHEN IT IS FACT.

**Challenging an election to a Tenant Association should not lead to
Threats of persecution in an effort to limit my free speech or intimidate me
and may lead into areas that could constitute
discrimination or harassment under federal and state laws - like the ADA**

APPROVED TA EXPENSES Submitted by Margo

Tenant Association expense approval: Under \$100 is approved by the board. Over \$100, the Tenants must approve anything over \$100.



Irregularities with finance:

- Line 3 makes no sense
- Line 4 is vague
- Line 5 Tenant Association pays:
Margo's Phone
- Line 6 Margo's Computer
 - No Limits supplies
- Line 7 Copier/Printer
- Line 12 This is NOT a "HUD protected" expense
- Line 17 Transportation Fee for:
Off sight meetings?
 - No report backs to Board
- Line 22 OUT OF COMPLIANCE
- Line 23 OUT OF COMPLIANCE
- Line 24 Close, but...
OUT OF COMPLIANCE
- Line 25 Tips?
Quarterly Gifts to
building staff?

"All voting members of the resident community must be given sufficient notice (at least 30 days) for nomination and election. The notice should include a description of election procedures, eligibility requirements, and dates of nominations and elections."

[https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-964/subpart-B/section-964.130#p-964.130\(a\)\(5\)](https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-964/subpart-B/section-964.130#p-964.130(a)(5))

Margo claims she "inherited" Bylaws that allow her to give less than 30 days notice. When Angel challenged her citing The Brown Act and the Sunshine Clause, she became dismissive and began a denial & deflection campaign and continues to refuse to acknowledge 24CFR, The Brown Act, or the Sunshine Act.

Additional Documents

include:

Letter of Margo “firing” Angel

The statements in question where form 2021
and Angel was given no checkbook ledger or statements from 2023

Letter from Margo Apolgoizing for Doxing

Margo issues an “apology” that in this reader’s opinion is:

- An Apolgoy IF Angel recognizes that Margo was the victim
- An Apology IF Angel attends Margo’s RCA fueled “board training”

Margo continuess to avoid financial accountability:

“We need you to figure out how much I spend on office supplies...etc”

CCSD Letter to Recall & 22 Acts of Cause for Recall

All of the letters in this document where displayed in public.

CCSD delivered their Letter for Recall in person to 1760 TA Board Members

“Angel I’m Sorry” letter on the ground outside Angel’s apartment door

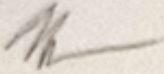
JUNE 26, 24

PLEASE BE ADVISED, YOUR SERVICES AS TREASURER OF THE TA ARE NO LONGER REQUIRED NOR DESIRED AS DULY VOTED BY 3 MEMBERS OF THE BOARD LAST NIGHT.

I REGRET EVER APPOINTING YOU ACTUALLY; YOU NEVER ONCE DID THE BOOK KEEPING AS REQUIRED AND WERE DISRUPTIVE THROUGHOUT YOUR TERM WHILE CONTINUING TO SLANDER MY NAME AND DISRESPECT MY AUTHORITY.

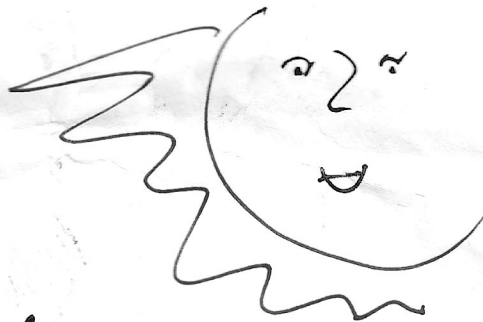
PLEASE RETURN ALL TA PROPERTY IN YOUR POSSESSION, INCLUDING CHECKBOOKS. YOU ARE REMOVED AS A SIGNATORY AS WE GO FORWARD.

SINCERELY,



PRESIDENT MCNULTY

P.S. I WILL BE NOTIFYING HUD, CCSD AND THE HOUSING COMMISSIONERS WITH THIS NOTICE. NO DOXING FROM YOU WILL BE NECESSARY.



Angel

I'm sorry
to

TODAY, ALL DAY & EVERYDAY FORWARD..INTO ETERNITY..& BEYOND..!

AKA JUNE 3RD, 2024

DEAR ANGEL,

I'M TERRIBLY SO SORRY! SERIOUSLY DUDE!

PLEASE, ACCEPT MY MEASLEY APOLOGY; ALBEIT, HUMBLY FROM ME ♥

I don't have any excuse for acting so childish. I just revert to 10 years old when I get triggered. There's no excuse. It happened. I'm sorry for not having conflict resolution techniques in place and that's what I, well, one of the things I called ccsc out for!

We're soooooo much stronger when we put Unity into Community!

I think we can just be nicer to ourselves and nicer to each other.

I must say though,

I choose not to live in such angst. We cannot scream at each other anymore. It's not good on either side of us.

We can also agree to disagree-let's just hear each other before we set down our feet on any subject.

Also, I must insist we go the extra effort to grant each other respect. Feel free to dox this one.

I'll also get you started on your tally sheets (again!) because remember when I handed you about 20 sterling bank envelopes full of statements? Look around, you prolly stuck everything somewhere.

Going forward just take my advice on how to get the bookkeeping going. After you do it the way I train, then you can do it your own way, as long as it gets done each month as we go along. K?

I'm going on a budget. We need you to figure out how much I spent on office supplies (Not same as office expenses)- or we can do it together. I also need to run our annual report to compare with accounts receivables given from washco vs what we got from JSCO.

Maybe you can make the training this Saturday 1-3?

Again, the purpose of this letter is to apologize. It's not the real me. I was just so hurt by you not believing in me. As long as I believe in me, everything will all be aligned. Blessings surround us. I'll forget about it. I'll focus on our good instead.

Also, can you not rehash the same fights after we work them out? That's therapy 101. It's really a bad habit and will make you miserable. won't go far in long term relationships-and I'm hoping we are a pleasant one.

We both want the same things!! A great 1760 Tenant Association and a most informed, effective, loving Board. We all want better living environments for our residents, too.

This is my last term so let me teach you as much as I know. And when we are civil...I really appreciate us. We're different but aiming for the best from different perspectives.

I'm aware I wasn't being a good reflection of my non-physical self, my inner source. I'll look for you after my Thursday project, or?

I hope we can move on in peace working towards the same end. MMM

Citywide Council Senior/Disabled

Jurisdiction-wide Tenant Association in San Francisco

Martha Smith, VP; Michael Zornes, Treasurer, Stephanie Pappas, Secretary; Lily Robinson, Sgt at Arms;
Directors: Reggie Darty, Sadette Krasniqi, Beejinmaa Tserendondog & Francis Harward

May 1, 2024

From: CCSD Board of Directors

To: Affiliate Board Members

RE: Vote to Revoke Membership M. McNulty, president 1760 Bush St. Tenants Association

On April 25, 2024 Members of the CCSD Board of Directors Voted on a carried Motion (from March 28, 2024) to recall our January 25, 2024 appointment of Margaret McNulty, president of 1760 Bush Street Tenant Association, as CCSD's Interim president of the Board of Directors.

On April 25, 2024 upon learning of the above actions and the Board's concerns, the General Membership Moved to hold a Vote to Revoke Margaret McNulty's membership in CCSD. This would not affect 1760 Bush Street's affiliation with CCSD, other Board members could attend.

That Motion carried and the Vote to Revoke Membership will be held on May 30, 2024 during our General Meeting starting at 12:00 pm (pending the adjournment of the 11:00 am Board meeting at the same location.)

Please inform all of your board members of this development. We hope to see you for the vote at 12:00 pm on May 30, 2024 at 3850 18th Street in San Francisco. The vote will be held by secret ballot and will require a $\frac{2}{3}$ majority vote of those present (with a minimum quorum of 15 members) to carry the Motion.

March 28, 2024

Re: Margaret McNulty, Appointed January 25, 2024- for remainder of the year

As our interim president, Margaret has acted independently of the Board, without any prior discussion or approval.

Despite our objections to this behavior at the February Board meeting, it has been brought to our attention that Margaret has held additional meetings and discussions at affiliate buildings which the Board had no prior knowledge of nor the opportunity to attend.

Margaret has slandered this Board as "dysfunctional" and disorganized to both SFHA and Affiliate members and residents, as she has collected signatures to promote her 'paid oversight committee' based on defaming us.

This malicious and deceitful behavior, and the conflict of interest it creates, demonstrate that Margaret does not have the best interests of CCSD, or its membership in her mind.

CCSD Board Member detailed concerns about the behavior of interim President Margaret McNutly March 28, 2024

Appointed as our interim president for the remainder of 2024 by the CCSD Board on January 25th (after a six month probationary period), Margaret seems to misunderstand her role as chair of our Board. She has acted without the board's prior knowledge or consent, and created a hostile environment in which she threatens to expose her detractors for losing professionalism in the face of her game playing.

Here are some highlights of a longer list of circumstances and situations:

1. Tried to conduct business to half the Board by text and emails;
2. Went behind the Board's collective back and acted without our knowledge- let alone agreement or consensus -many times.
 - i. Including writing letters about MOU contracts to SFHA and HUD that board still hasn't seen; despite our asking; and
 - ii. Including efforts to form a "compensated" oversight committee that sits above CCSD and its members.
3. Acted unilaterally, for example: Overruled three elections committee members by stating "I am approving" the weekend meetings (which MM had scheduled.) Made her own fliers versus the standard ones created by the secretary. Has not shown us a copy of that flier as requested.
4. Gave less than 48 hours notice to board members (to 4 of us, by text) of the consulting meeting with Brytebridge re the 5013c (Wed. afternoon for Friday midday) then complained later that no one attended it with her.
5. Scheduled weekend meetings, and last month the Board asked for them to be rescheduled, but STILL have no reports of the new dates, or if Margaret held nominations meeting on March 9, 2024 with President Elizabeth Jones at 2698 California Street, or not, despite asking her directly by email.
6. Declared herself our "governing officer" and made demands based upon this position;
7. Focused on and fueled argument with one board member versus hearing the concerns of the **majority** of Board: cannot talk to us directly, but demands 'mediation,' which we see as a *tactic*, not a sincere wish to communicate better.
8. Called the Board's concerns "nonsense" and "lies," *repeatedly*.

9. Canceled a proctoring assignment at Woodside meeting about a week out; then stated the next day that "the interpreters can't make it either." (ALL three?)
Fortunately, she gave us a week's notice and didn't try to sabotage the meeting the day before it was scheduled. We were able to regroup. This move would have hurt Woodside *residents and no one else*.
10. Lied to the board about recording the contentious February Board Meeting. When exposed to the rest of the board- by her threats afterwards to share the recording with SFHA Commissioners- she then claimed that she had only recorded us "In [her] mind."
11. Insisted it was OK to record us, and insisted all future meetings will be recorded and we may not object because our small, PRIVATE Board meetings are, in fact, PUBLIC events with no expectation of Privacy- even when we had just voted to go into "Private Session." Even though the majority of us disagree with her. She declares what will be done!
12. Engaged in name calling ("Gestapo"), mocked with hand gestures, and generally talked over everyone who tried to share their concerns, yet she feels the need to expose others' behavior as problematic!?!
13. Slandered and defamed fellow CCSD officers as 'dysfunctional' and disorganized to outside Agencies and Affiliate members at
14. *Secret* meetings that the Board did not know about until after- when it was reported by residents; has made no effort to even discuss with Board members.
15. Enlisted our Chinese language interpreter, hired for Rosa Parks Nominations meeting, to collect signatures for her petition/proposal defaming CCSD (which casts a pall over *all* of the signatures on her list);
16. Allegedly dismissed Affiliate resident's concerns at a secret meeting about "where is the rest of the Board?" with "I am the president."
17. When we successfully kept our February Board Meeting argument out of the General Membership Meeting that followed it, after the meeting Margaret loudly confronted Stephanie about "mediation" and then talked over her answer, in front of several general members who were milling about, reigniting the fight and

causing an outburst from Stephanie. (Perhaps to promote her petition of alleged "dysfunction"?)

18. Used our Chinese language interpreter to collect signatures from Chinese speakers who did not know what they were signing. Interpreter said her supervisor, Margaret, asked her to collect signatures, so she was doing as she was told! The plain page looked like a regular meeting sign-in sheet with the word "petition" handwritten at the top of it.
19. Insisted on Friday night and Saturday texts to Board members (half of us, remember) when we said we don't want to work weekends-- but she wants to 'work 24/7' so, we ALL have to. Seemed like trying to provoke angry responses by repeatedly doing this behavior.
20. Wrote us an apology letter (June 2023) for leaving CCSD after losing the election in which she promised to make her presidency "a group effort ," and that she would "listen, listen and listen some more," but instead, has held NO discussions with us at all prior to going out and "representing "us- we thought as our TEAM MEMBER, but instead it seems she has chosen to portray us in a very negative light.
21. Doesn't know the rules, guidelines or regulations. For example allowed incorrect bylaws at 1760 Bush and then spread those bastardized bylaws as training materials despite being shown the proper bylaws that we were giving to Affiliates. When asked about it, said that she had "inherited" those bylaws- so it wasn't her fault. She has a responsibility to understand how things are supposed to work and take care not to give out incorrect information.
22. Margaret has been disloyal to this Board and should not be allowed to further represent this group- we just cannot trust her after these actions of telling everyone that we are disorganized and dysfunctional. Spreading lies about why Peter left after only three months. She was not here, she does not know.
23. We could go on, but the main reasons for our discontent are listed herein.

RCA ADVISORS are NOT an Independent Third Party & “not governed by Brown Act”v

Governance and Oversight

- Implementation Committee tasked with advising, informing, guiding and expanding the reach of CCSD and its' affiliates.
- Committee works as working group under the Housing Commission over the CCSD.
- Committee is subject to oversight from the Housing Commission.
- Responsible for day-to-day performance requirements.
- Committee not governed by Brown Act.

Why does RCA get a pass from the Brown Act?

This proposal prepared by Margaret M. McNulty.

(email) ccsdpres@gmail.com

(phone) 415-678-7898

Please reach out with questions or concerns.

Co-chairs include Leesa Barnhart Pres Sanchez; Gregory Richardson, V.P. JFK Building and Kezia Martinez Housing Co-ordinator has.



How is Leesa and Giron “independent Third Party”?

1760 TA President and Secretary are both in RCA? President, Secretary, “independent third party” all colluded to fix nominations.
See Page 16 thru 21 for details.